

**ON BEHALF OF WALL STREET INVESTORS, LLC  
AN OFFERING OF THE ASSETS LOCATED AT  
570 EAST YORK STREET AND 129 EAST BROAD STREET  
SAVANNAH, CHATHAM COUNTY, GEORGIA 31401**



**AS OF JUNE 2026**

**REPRESENTED BY  
WHITLEY & ASSOCIATES, INC.  
800 COMMERCIAL COURT  
SUITE TWO  
SAVANNAH, GEORGIA 31406**

**TABLE OF CONTENTS**

SUBJECT PROPERTIES SUMMARY .....	1
PROPERTY IDENTIFICATION'S .....	2
SAVANNAH AREA .....	2
NEIGHBORHOOD CHARACTERISTICS .....	3
PROPERTY DATA .....	8
Ownership .....	6
Lease Information .....	6
Site Description's .....	6
Building and Site Improvements .....	10
Zoning .....	25
Real Estate Taxes .....	25

**SUBJECT PROPERTIES SUMMARY**

Addresses-Locations: 570 East York Street and 129 East Broad Street  
Savannah, Chatham County, Georgia 31401

Tax Identification No.'s : 20005 27002 (570 East York Street) and 20005 31001 (129 East Broad Street)

Ownership : Wall Street Investors, LLC

Property Type/Use : Single Tenant Professional Office Building and Surface Parking Lot

Land Area : 20005 27002 (570 East York Street): 5,400 Square Feet  
20005 31001 (129 East Broad Street): 5,445 Square Feet

Improvement Size : 6,986 Square Feet (570 East York Street)

Year 2026 Tax Appraisal/  
Assessment (40%) : 20005 27002 (570 East York Street): \$930,900/\$372,360  
20005 31001 (129 East Broad Street): \$497,100/\$198,840

Aggregate Year 2026  
Estimated Real Estate Taxes : \$26,869.25

Zoning Classification : Downtown-Neighborhood (D-N).

Offering Price : Six Million Fifty Thousand (\$6,050,000) Dollars

Contact : Ben G. Whitley  
Whitley & Associates, Inc.  
800 Commercial Court Suite Two  
Savannah, Georgia 31406  
Ben@whitleyandassociates.com  
912-661-3482 (Mobile)

**PROPERTY IDENTIFICATION'S**

- Location's/Addresses : 570 East York Street and 129 East Broad Street
- Property Types : Single Tenant Professional Office Building and Surface Parking Lot
- Property Identification Number's (PIN's) : 20005 27002 (570 East York Street) and 20005 31001 (129 East Broad Street)
- Land Areas : 20005 27002 (570 East York Street): 5,400 Square Feet  
20005 31001 (129 East Broad Street): 5,445 Square Feet
- Building and Site Improvements : 570 East York Street is a two-story, professional office building, comprising a finished floor area of 6,986 square. Site improvements include paved drives and parking areas, curb and gutter, sidewalks, building and site illumination, signage and landscaping.
- 129 East Broad Street is a partially concrete paved surface parking lot with minimal site improvements and landscaping.
- Personal Property : Excluded from the offering.

**SAVANNAH AREA**

The city of Savannah serves as the seat of government for Chatham County and is the most populous city in Southeast Georgia. Chatham County is one of six counties comprising the Greater Savannah Trade Area and the Savannah region includes three other Georgia counties (Liberty, Bryan, and Effingham) and two South Carolina counties (Beaufort and Jasper).

## **NEIGHBORHOOD CHARACTERISTICS**

The properties include an approximate 6,986 square foot, professional office building located at 570 East York Street as well as a noncontiguous surface parking lot located at 129 East Broad Street, Savannah, Chatham County, Georgia 31401.

This general location approximates the northeast quarter of the northeast quadrant of Savannah's nationally registered Historic Landmark District, situated about nine blocks southeast of Savannah's Financial District within Johnson Square.

Neighborhood boundaries may be generally defined as north of Park Avenue-Forsyth Park, west of East Broad Street, south of the Bay Street-River Street-Savannah River area, and east of Martin Luther King Jr. Boulevard (formerly West Broad Street). These boundaries also approximate Savannah's entire Historic Landmark District.

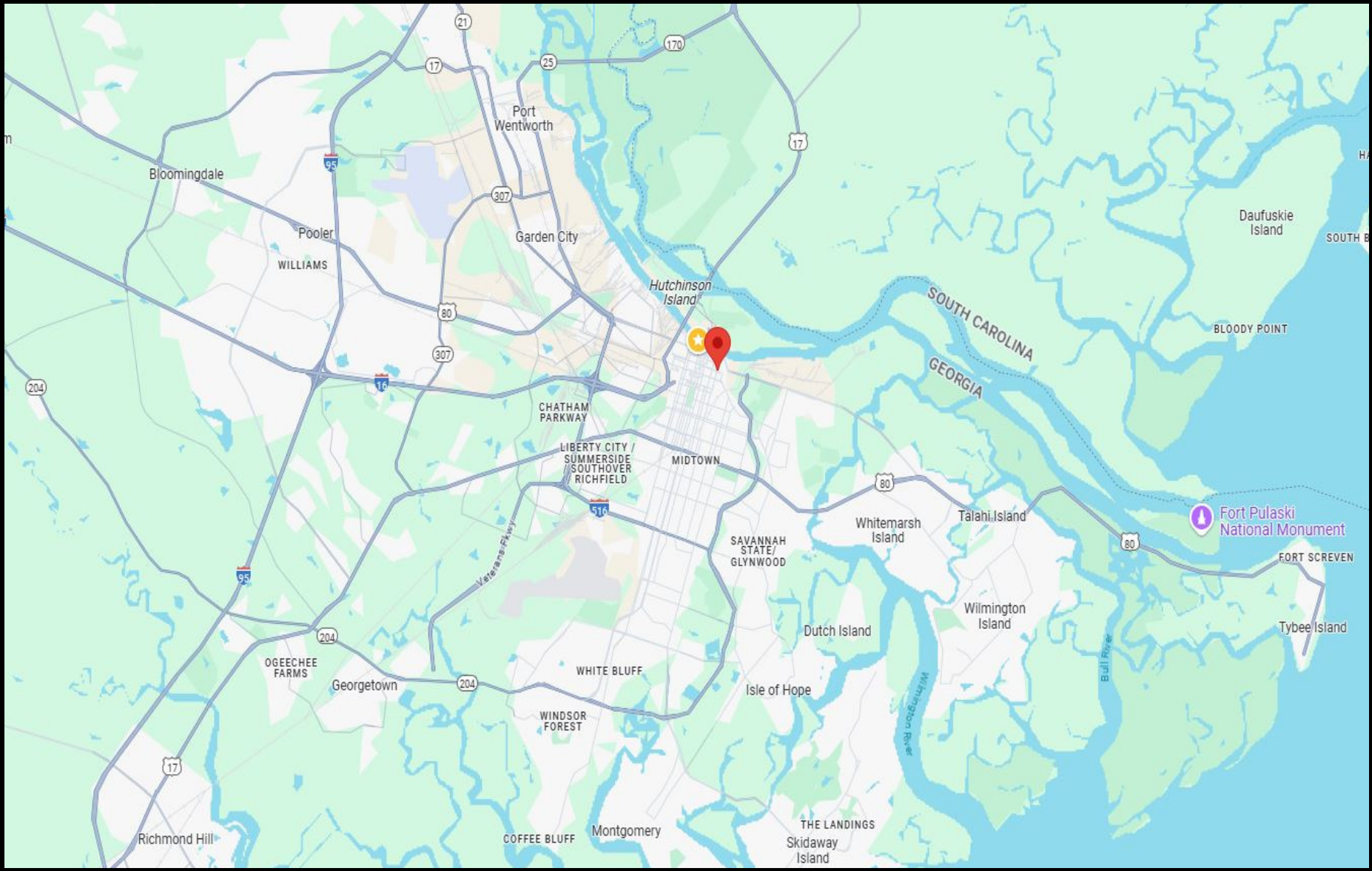
Accessibility to other areas of the city and county is also favorable as several arterial streets traverse nearby. Bay Street (east-west) traverses the approximate northern boundary of the Historic District and is located six blocks north. Abercorn Street (north-south), Bull Street (north-south), Price Street (south only), Habersham Street (north-south), Drayton Street (north only), Whitaker Street (south only) and Martin Luther King Boulevard are all located within eleven blocks west. Oglethorpe Avenue and Liberty Street both east-west arterials, are located within seven blocks south. East Broad Street generally considered the primary eastern boundary of the Historic District fronts along the eastern boundaries of the subject assets.

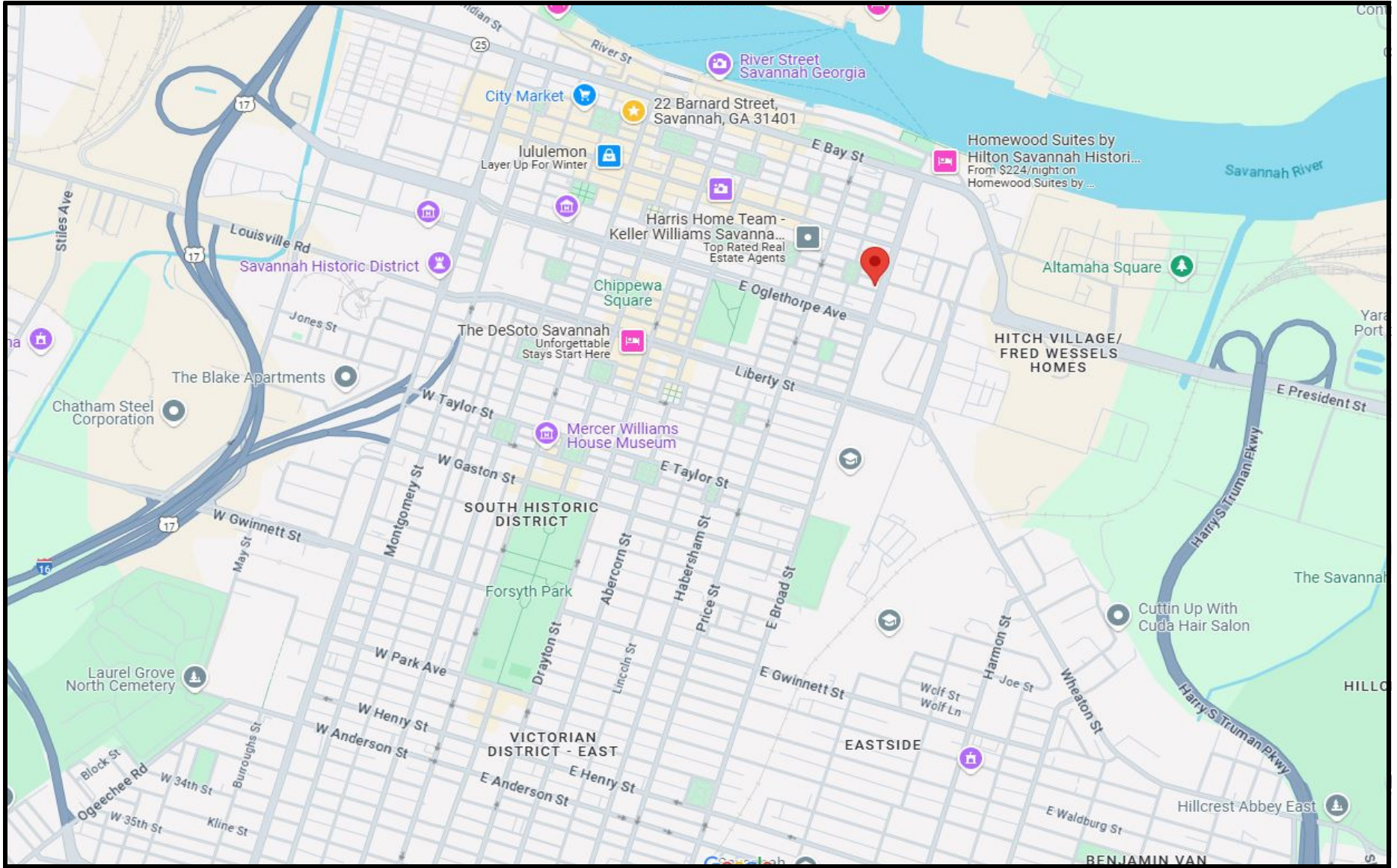
In addition to the above-noted neighborhood streets and arterials, the northern terminus of the Harry S. Truman Parkway is located approximately one mile east. This north-south freeway traverses the Savannah metropolitan area commencing as a surface intersection with Georgia State Route 204 (Abercorn Street) and terminating as a surface intersection with President Street.

The general neighborhood, comprising an approximate one-mile radius of the subject assets is heterogeneously developed with single and multi-family residential dwellings, various commercial, service related, retail, office and institutional properties. Some significant and notable nearby uses include Trustees Garden, Kehoe Iron Works, the "Pirates House Complex," Fort Wayne, Green Square, Kimpton-Brice Hotel, Broughton Street (a main commercial corridor), the Radisson Conference Center, the Isaiah Davenport House, Conrad Aiken Home, Colonial Park Cemetery, the Owens Thomas House, the Cathedral Basilica Of St. John's The Baptist, Andrew Low House, Beach Institute African American Cultural Center, Emmet Park, Factors Walk - River Street area and the Eastern Wharf mixed use project.

Proposed, recently completed or under construction projects in proximity include The Amelia located at 302 East Oglethorpe Avenue, a four-story luxury condominium community, the Marbled & Fin restaurant located at 520 East Oglethorpe Avenue, a two-story restaurant, and The Sabal House Hotel located at the intersection of East President Street and Abercorn Street.

**Area Map**





*Offering Of 570 East York Street And 129 East Broad Street, Savannah, Georgia*

*Whitley & Associates, Inc.*

**PROPERTY DATA****Ownership**

The assets are currently vested in the ownership of the Wall Street Investors, LLC.

**Lease Information**

Reportedly, the 570 East York Street asset is not encumbered by a lease; however, a month to month parking lease exists on the surface parking lot located across East York Street at 129 East Broad Street.

**Site Description's**

**Area's** : The subject underlying land areas comprise two, noncontiguous, independent parcels traversed by East York Street. These lands are identified within the records of the Chatham County Board of Assessors as Property Identification Number 20005 27002 (570 East York Street inclusive of the building improvements), comprising a surface area of 5,400 square feet and Property Identification Number 20005 31001 (129 East Broad Street, the surface parking lot), comprising a surface area of 5,445 square feet.

**Vehicular Access** : Primary vehicular access to 570 East York Street is via curb cuts intersecting East President Street and East York Street approximating the northwest and southwest corners of the site

As to 129 East Broad Street, vehicular access is available via curb cuts located at the approximate midpoint of the site as it fronts along the southside of the eastbound lane of East York Street, two curb cuts exist along the eastern boundary at the approximate northeast and southeast corners as it fronts along the westside of the southbound lane of East Broad Street and an additional surface cut is located along the southern boundary as the site fronts along the northside of East York Street Lane.

**Shape and Boundaries** : Both sites are rectangular in shape with 570 East York Street having a southern boundary fronting approximately 90 lineal feet along the northside of eastbound lane East York Street, an eastern boundary of 60 lineal feet along the westside of the southbound lane of East Broad Street, a northern boundary of 90 lineal feet along the southside of the eastbound lane of East President Street and a western boundary of 60 lineal feet along the eastern boundary of Lot 23, Greene Ward.

129 East Broad Street fronts 60.50 lineal feet along the westside of the southbound lane of East Broad Street, a northern boundary of 90 lineal feet along the southside of the eastbound lane of East York Street, a western boundary of 60.5 lineal feet along the eastern boundary of Lot 26, Greene Ward and a southern boundary of 90 lineal feet along the northside of East York Street Lane.

Topography and Drainage : With reference to the Savannah Area Geographic Information System, it appears at both assets that the site elevations approximate a range of between 35 to 40 lineal feet above Mean Sea Level and are slightly above the grade of the abutting arterioles with positive drainage.

Flood Map Panel and Zone : With reference to Federal Emergency Management Agency Flood Map, Panel 13051C0154G established as of August 16, 2018, it appears the properties are both located within Zone X, which is an area determined to be outside the limits of the 100-year flood plain and 500-year flood plain.

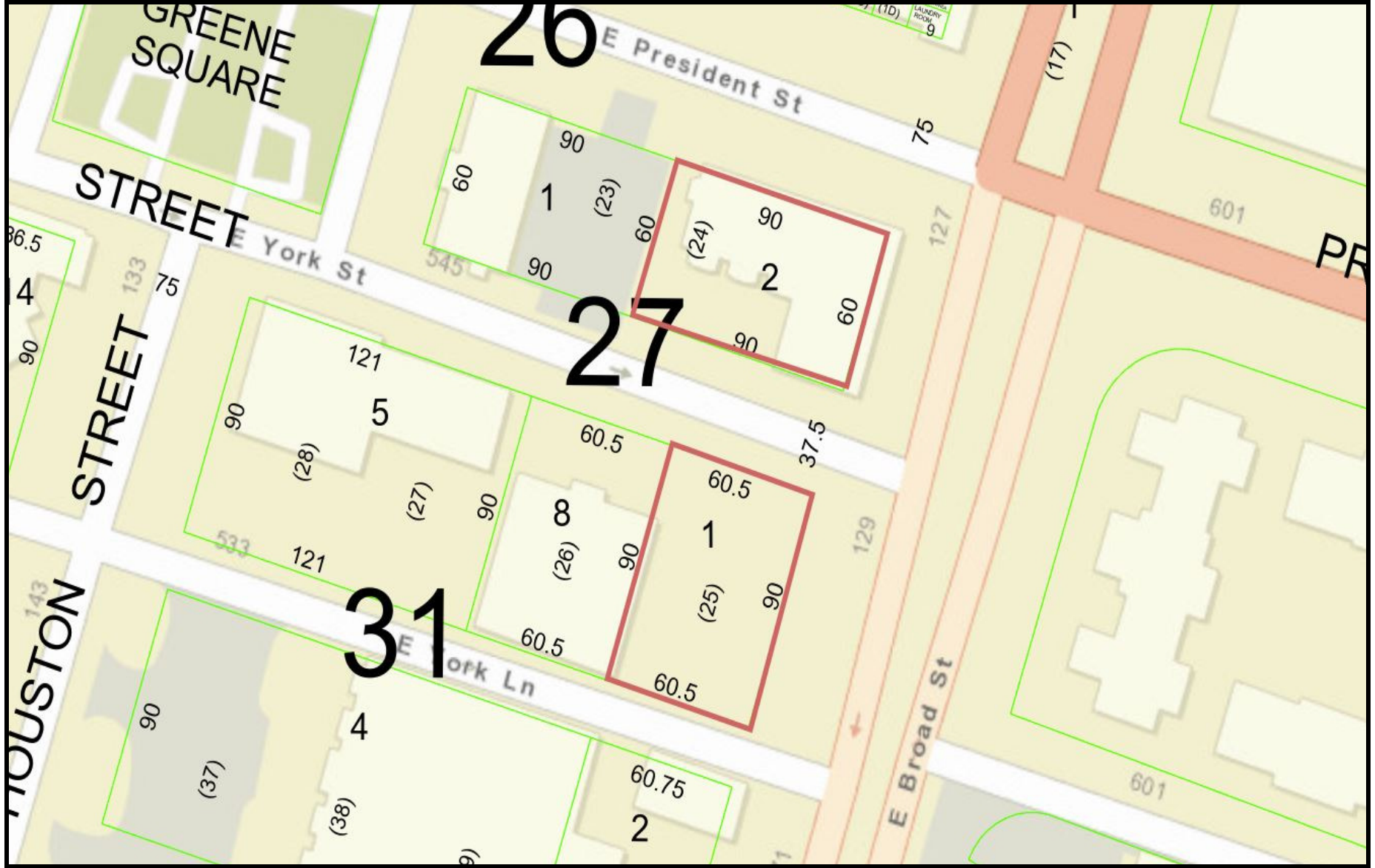
Municipal Services and Public Utilities : Municipal services at each include potable water, sanitary sewer, refuse collection and fire and police protection. Public utilities include electricity, natural gas and telephone. Electricity is provided by Georgia Power, a subsidiary of the Southern Companies, natural gas by SCANA Energy, Atlanta Gas Light, Georgia Natural Gas or others by choice; and telephone by multiple providers by choice.

Easements and Encumbrances : It appears the lands are subject to standard and typical utility and drainage easements. Said easements do not appear to detrimentally impact the functional utilities or values of the properties.

In addition and with reference to Deed Record Book 100W; Folio 605 as maintained in the records of the Superior Court of Chatham County, a “Driveway Easement Agreement” was recorded as of July 1, 1972 by and between the owners of Lot 23, Green Ward and the owners of Lot 24, Green Ward (570 East York Street) for each party to agree and convey an easement interest to the other party for ten (10') feet along and within its common boundary line with the other for the purpose of establishing a common driveway.



Sagis Digital Map



## **Building and Site Improvements**

570 East York Street

### **Building Improvements**

The description of improvements is based on reference to architectural floor plan schematics as prepared by Dawson Architects as well as historical background information as assembled from varying sources by the same, by personal inspection, and with reference to the Public Records of Chatham County and the Savannah Area Geographical Information System.

It is assumed that the construction specifications described herein are accurate and it is assumed that no latent structural problems exist.

**General Comments** : The building is a two-story, professional office building, adapted for owner occupancy as the Savannah Corporate Headquarters of Investment Performance Services.

Based on information as provided by Dawson Architects, it appears as though construction on the site might have commenced during the decade of between circa 1880 and 1889 and being known as the “Victorian Industrial Wagon Works” and/or “Patrick O’Connor Carriage Facility”, which appears to be somewhat confirmed by the document entitled “Historic Building Map - Savannah Historic District,” Amended and Adopted November 17, 2011, compiled by the Historic Preservation Department of the Chatham County-Savannah Metropolitan Planning Commission and adopted by the Mayor and Alderman of the City of Savannah as part of Section 8-3030, Historic District of the City of Savannah Zoning Ordinance which dates the initial construction as being 1878 and added to the “Registry” as of 1973.

Subsequently varying modifications and additions occurred up to the possibly the early 1970's at which point it appears to reflect at least the approximate “footprint” of the existing which would also approximate that point in which ownership was vested in J.W. Hancock, Jr. and Mary Askew being the owners and partial proprietors of Hancock, Mazo & Askew, CPA's, who reportedly adapted for professional office use.

The two-story building is estimated to approximate a finished floor area of 6,986 square feet equally demised between two floors.

Site improvements include shared concrete paved drives and independent parking areas, curb and gutter, concrete and brick and paved sidewalks, building and site illumination, property signage, masonry and metal wall enclosed front entry courtyard and various landscaping elements.

- Construction Dates : Varying between circa 1880 through the current with substantial renovations completed during 2016.
- No. of Stories : Two
- Finished Area : 6,986
- Substructure : Unknown, but based on an onsite inspection, it appears the substructure could comprise a concrete slab constructed at grade coupled with a systematic floor joist system above based on the fact that the entry door and the surface area of the finished floor area are accessible via a series of steps at least a few feet above grade.
- Superstructure : It is assumed the superstructure comprises a wood frame system.
- Roof Structure and Finish : It is assumed, the roof structure is a pre-engineered wood-frame truss system reflecting a hipped design for at least a portion of the structure (eastern) assumed to be finished with plywood decking, asphaltic roll and composition asphaltic shingles and for the balance the roof appears to be a flat, membrane type system all of which is assisted to divert rainwater by the presence of gutters and downspouts.
- Exterior Finish : All exterior elevations appear to comprise a “hardcoat” pigment enhanced stucco.
- Insulation : It is assumed insulation includes foil reinforced craft facing or foam within the walls with batts and/or foam at the ceiling area.
- Interior Partitioning : **First Floor:** This area comprises approximately 3,493 square feet and is demised as entry foyer-waiting area, conference room, five private offices, break alcove, work station - copy room, janitorial, utility, storage, men’s and women’s, restrooms, vestibule, corridor and stairwell.
- Second Floor:** This area also comprises approximately 3,493 square feet and is demised as three private offices, primary work-station to accompany 12 cubicles, conference room, break - room, work station - copy room, data (IT) room, janitorial, storage, men’s and women’s restroom, vestibule, corridor and stairwell.
- Interior Finishes : **First Floor:** Interior finishes generally include hardwood flooring, painted, papered and mirrored gypsum wallboard walls and including within the private offices, interior glass in fixed window pane walls along the corridor and painted gypsum wallboard ceilings. Restroom finishes typically include hardwood flooring, papered wallboard walls and painted gypsum wallboard ceilings.

Exterior fenestration typically includes wood with glass, wood and steel solid core exterior doors with a mixture of stainless and brass plated hardware. Interior doors are typically wood solid core. The majority of the windows appear to typically be six-over-six pane in wood frame as well as a number of segmented, three-column, two-pane-over-two-pane, wood-frame windows in arched designs.

Illumination includes varying “high-end,” speciality suspended chandeliers and related, wall mounted sconces and lamps and recessed canned type lighting fixtures.

The restrooms are equipped with water cabinets, hand basins, mirrors and paper holders. The break alcove area is equipped with base and wall mounted cabinetry, counter top, hand sink, refrigerator, dishwasher and a microwave.

**Second Floor:** Interior finishes generally include composition and commercial grade carpet flooring, painted gypsum wallboard walls and painted gypsum wallboard and acoustical tile ceilings. Restroom finishes typically include ceramic tile flooring, painted gypsum wallboard walls and ceilings.

Fenestration typically includes wood solid core doors with brass plated hardware. Illumination includes a “high-end,” speciality suspended chandelier, recessed canned type lighting fixtures and suspended LED lighting fixtures.

The kitchen is equipped with base and wall mounted cabinetry, countertops, sink, refrigerator and microwave.

Miscellaneous : Nearly all windows are equipped with custom adjustable interior wood blinds and a “dumbwaiter serves both floors.

Heat and Air Systems/Ventilation : Heating and cooling for the building area is provided by what appears to be two, independent, ten ton, split heat pump package systems.

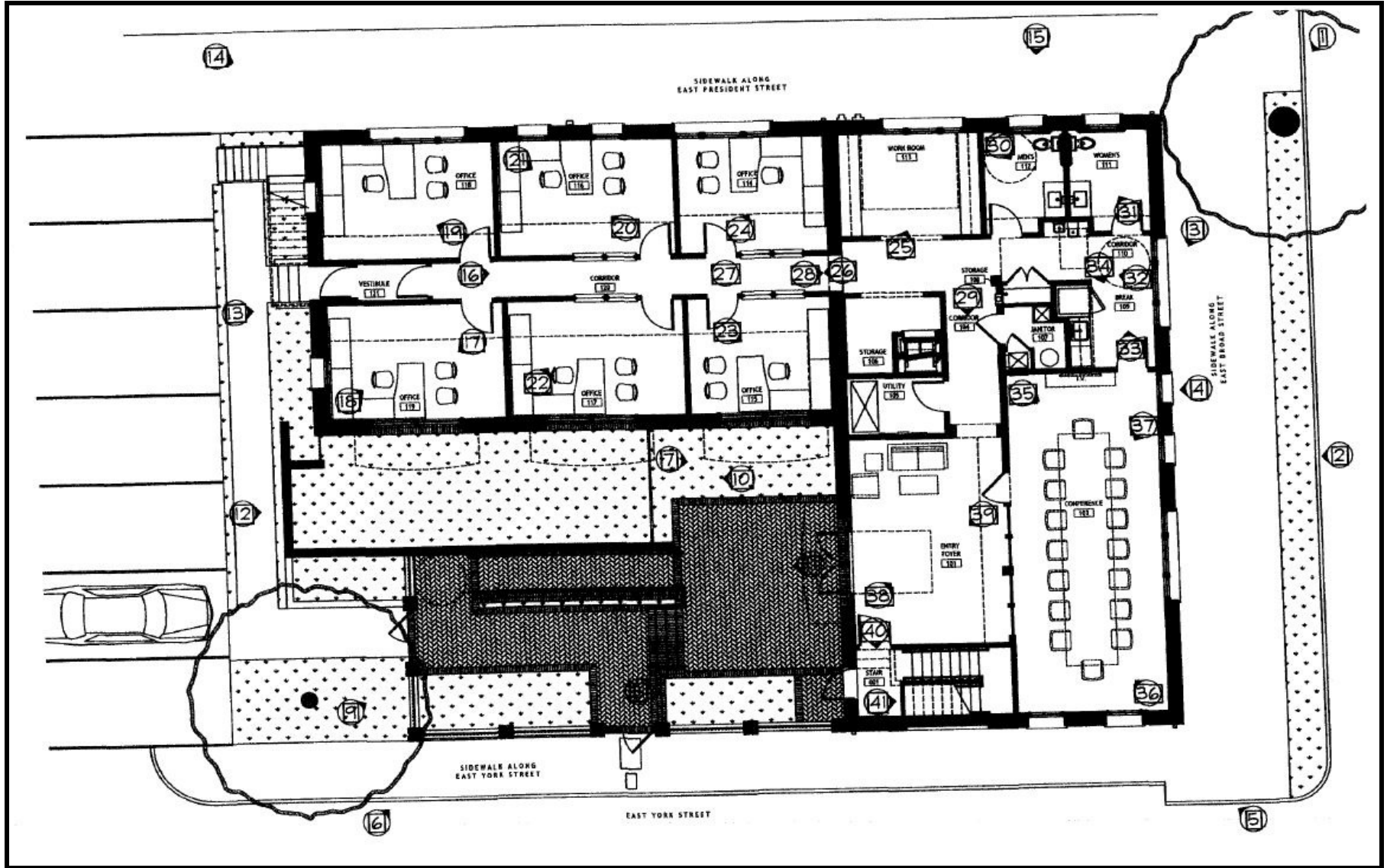
Site Improvements

Concrete Paving : At the western building elevation, concrete paving provides for vehicular drives and approximately seven on-site parking spaces.

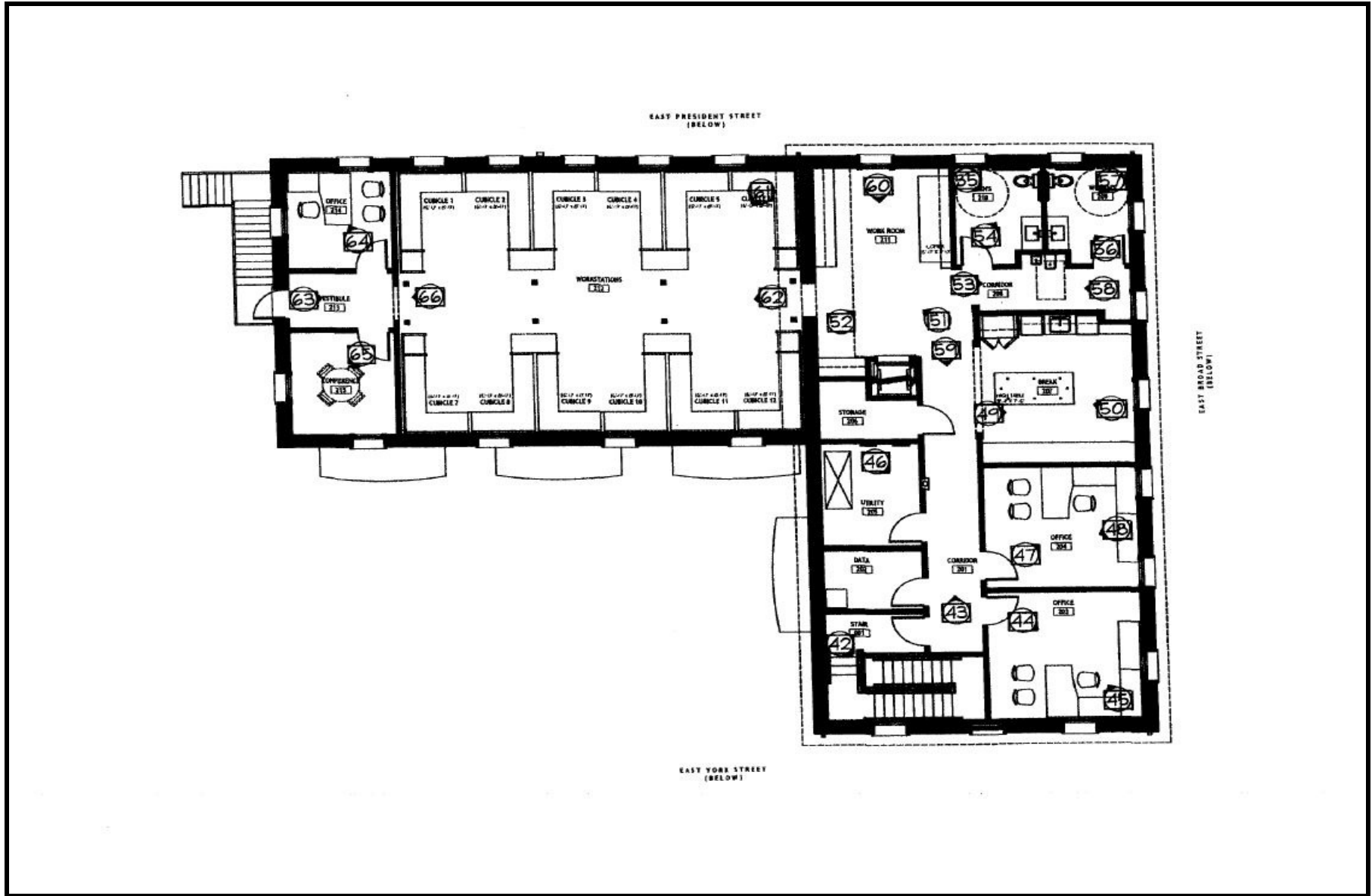
Hardscape : Hardscape improvements include concrete and brick paver sidewalks and masonry and metal wall enclosed front entry courtyard with brick pavers being accessible by secured metal entry gates.

- Landscaping : The majority of the landscaping is oriented at the western elevation as well as within the entry courtyard including beds of various flowering bushes, shrubs and trees.
- Miscellaneous : Parking lot, site and building illumination, identification signage and a gas-fired generator to accommodate periods of inclement weather.

**First Floor**



Second Floor



129 East Broad Street

129 East Broad Street in the current is a surface parking lot in support of the compliant parking requirements associated with 570 East York Street.

Site improvements are minimal but include approximately 3,200 square feet of concrete paved drives and parking areas, concrete parking bumpers, grassed areas and a few flowering bushes and trees.

**Subject Photographs**



Easterly View Along East York Street  
570 East York Street Is Located At Left Background



Westerly View Along East President Street  
570 East York Street Is Located At Left Foreground



Southerly View Along East Broad Street  
570 East York Street Is Located At Right Foreground



Northerly View From East York Street Along Access Easement - Parking Lot  
570 East York Street Is Located On Right



View Of The Southern (Front) Elevation Of 570 East York Street



Views Of The Eastern And Partial Southern Elevations Of 570 East York Street



Views Of The Northern And Partial Eastern Elevations Of 570 East York Street



View Of The Western Elevation Of 570 East York Street



Easterly View Of Interior Courtyard Toward  
The Primary Building Entry Point



Westerly View Of Interior Courtyard Toward The On-Site Parking Area



Northerly View Of Monument Signage



Westerly View Of Landscaping Within The Northern Portion Of The Courtyard



View Of Entry Foyer - Waiting Area



View Of The Conference Room



View Of A Typical Private Office



View Of A Typical Private Office



View Of The Break Alcove



View Of The Work Station - Copy Room



View Of A Typical Restroom



View Along An Interior Corridor



View Of A Typical Second Floor Private Office



View Of A Typical Second Floor Private Office



View Of The Second Floor Primary Work Station Area



View Of The Second Floor Primary Work Station Area



View Of The Work Station - Copy Room



View Of The Second Floor Break Room



View Of A Typical Second Floor Restroom



View Of The Commercial DumbWaiter



Easterly View Along East York Street With 129 East Broad Street  
Located In The Right Background



Southerly View Along East Broad Street With 129 East Broad Street  
Located In The Right Background



Southerly View Of 129 East Broad Street From East York Street



Northwesterly View Of 129 East Broad Street From East Broad Street

**Zoning**

Zoning Authority : City of Savannah.

Zoning Classification : Downtown Neighborhood (D-N).

Definition : As defined within the *City of Savannah Zoning Ordinance*: “The D-N district was established to accommodate residential, mixed use and limited commercial development along certain arterial and collector streets that are adjacent to predominantly residential areas within downtown. Uses in this district are generally less intensive than those found in the D-C district, but more intensive than those found in the D-R district.”

It is important to note that with reference to the current and existing City of Savannah Code of Ordinances, the existing improvements located at 570 East York appear compliant relative to lot area, lot width, building coverage, setbacks and building height; however, independent of 129 East York Street would be considered nonconforming regarding the offsite parking requirements as dictated by Section 9.3.6 of the aforementioned Code of Ordinances.

The ordinance states that required off-street parking spaces must be provided on the same lot as the main building to be served or on a lot no more than 150 feet from the use it is intended to serve, as measured along the nearest pedestrian walkway.

The on-site parking requirement for a building of the subject size requires a minimum of one space per three hundred square feet of useable space suggesting a minimum of 23 onsite parking spaces; however, according to Section 9.3.6 Subparagraph D of the City of Savannah Code of Ordinances, this asset is located within an area designated as being permitted to reduce the parking requirement by 25% resulting in a reduced requirement of approximately 18 spaces suggesting the balance as required would require utilization of an additional 11 spaces to be accommodated at 129 East Broad Street.

**Real Estate Taxes**

The properties are subject to taxation by the City of Savannah and Chatham County which assess all properties within its jurisdiction at 40% of the appraised value as established by the Chatham County tax assessor's office. It should be noted that all property within the State of Georgia is assessed at the 40% ratio excepting limited agricultural uses and exemptions.

According to a representative from the tax assessor's office, tax appraised values are established relative to the “*As Is*” condition of the property on January 1, of the taxable year. As of January 1, 2026, the assets had an aggregate total taxable value of \$1,428,000 and an assessed value of \$571,200.

The year 2026 millage rates for the City of Savannah and Incorporated Chatham County has not been formally established as of the current requiring the utilization of the year 2025 rates in an effort to estimate the ad valorem tax liability. The year 2025 aggregate millage rates for the City of Savannah and Incorporated Chatham County was 47.040 mills per thousand.

TAXING AUTHORITIES	YEAR 2026 AGGREGATE TAX ASSESSED VALUE	YEAR 2025 AGGREGATE MILLAGE RATE	ESTIMATED AGGREGATE YEAR 2026 AD VALOREM TAXES
CITY OF SAVANNAH AND CHATHAM COUNTY	\$571,200	0.047040	\$26,869.25